

Port of Vancouver USA

Board of Commissioners Meeting

NOVEMBER 9, 2021



Open Forum

To provide public comment during the virtual board meeting, you must register no later than 12:00 p.m. Monday, November 8, 2021 by emailing povcommissioners@portvanusa.com * *



Action Items

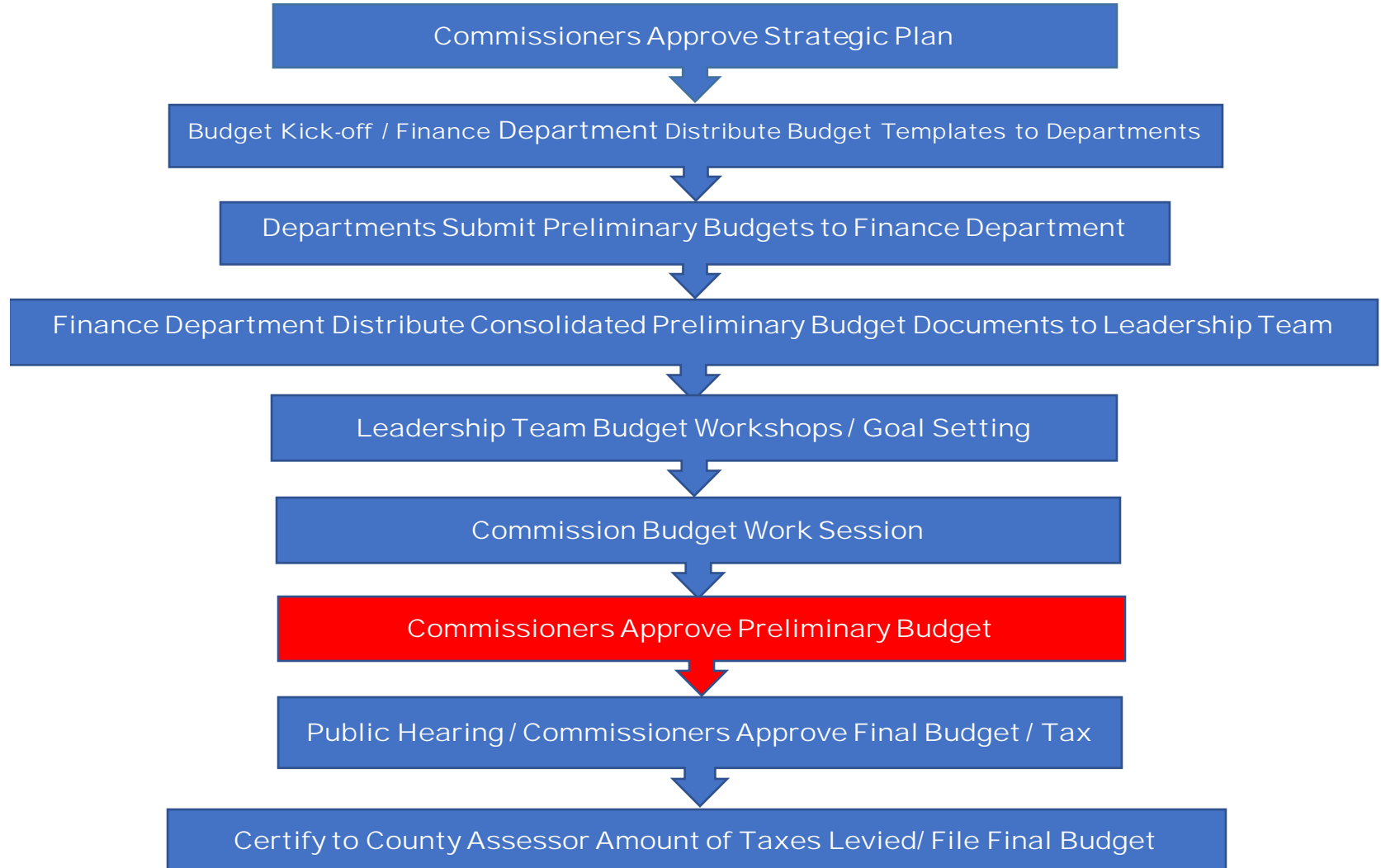


Action Item E-1

Approve 2022 Preliminary Budget



Port Budget Process



2022 Preliminary Budget

SOURCES

Operating Revenues

15-Rail	914,466
16-Finance & Accounting	76,000
18-Commercial	370,611
19-Industrial	11,849,520
20-Facilities	150,000
21-Marine Operations	19,975,896
22-Security	575,345
40-Marine Terminal	8,801,699

Total Operating Revenues	\$ 42,713,537
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Non-operating Revenues

Ad Valorem Taxes	12,649,824
Interest Income	667,158
Grants & Other Contributions	2,195,000
Proceeds from Sale of Property	10,000
Other	78,600

Total Non-operating Revenues	\$ 15,600,582
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Total Revenues	\$ 58,314,119
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Transfer from General Fund/Financing	\$ 14,352,985
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TOTAL SOURCES	\$ 72,667,104
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USES

Operating Expenses

05-Executive	907,714
06-Economic Development	636,218
10-Administration	1,553,340
11-External Affairs	1,852,649
12-Information Technology	1,425,829
13-Procurement & Contracts	535,922
14-Human Resources	455,360
15-Rail	1,380,921
16-Finance & Accounting	2,446,514
17-Sales	1,967,828
18-Commercial	280,479
19-Industrial	1,682,500
20-Facilities	6,842,964
21-Marine Operations	1,336,670
22-Security	2,612,875
32-Environmental	1,390,776
40-Marine Terminal	9,561,175

Total Operating Expenses	<u>\$ 36,869,733</u>
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Non-operating Expenses

Debt Service	10,743,894
Environmental Remediation	1,225,349
Other Non-Operating Expenses	455,000

Total Non-operating Expenses	<u>\$ 12,424,243</u>
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Total Expenses	<u>\$ 49,293,976</u>
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Capital Projects	<u>\$ 23,373,128</u>
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TOTAL USES	<u>\$ 72,667,104</u>
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Port of Vancouver
2022 Preliminary Capital Budget

Description	2022
Maintenance	
Maintenance: Bank Stabilization, and Permitting	20,000
Maintenance: Buildings - Bldg. 2001 Roof, Gutters, Downspouts	1,100,000
Maintenance: Buildings - Bldg. 2480 Roof, Gutters, Downspouts	465,000
Maintenance: Docks and Fender Pilings	50,000
Maintenance: Drainage and Utilities	10,000
Maintenance: Drainage and Utilities - T3 Check valve Replacement	100,000
Maintenance: Drainage and Utilities - T2 Stormwater Pond Fence Replacement	20,000
Maintenance: Drainage and Utilities - T2 Stormwater Reconfiguration	20,000
Maintenance: Mechanical/HVAC - Bldg. 2480 HVAC	30,000
Maintenance: Mechanical/HVAC - Bldg. 2851 3 HVAC	75,000
Maintenance: Mechanical/HVAC - Bldg. 2601 HVAC	30,000
Maintenance: Mechanical/HVAC - Sprinkler System Replacements	500,000
Maintenance: IT - Gateway TV Monitor	5,000
Maintenance: IT - Dell Servers	85,000
Maintenance: IT - Video Management Servers	130,000
Maintenance: Paving and Striping T2 Phase 3	1,100,000
Maintenance: Rail	50,000
Maintenance: Tenant Improvements	250,000
Maintenance: Vehicles and Equipment - Wheel Balancer	15,000
Maintenance: Vehicles and Equipment - Oil System	25,000
Maintenance: Vehicles and Equipment - Lift Truck	45,000
Maintenance: Vehicles and Equipment - Pickup	50,000
Maintenance: Vehicles and Equipment - Service Van	55,000
Maintenance: Vehicles and Equipment - Pickup	50,000
Maintenance: Vehicles and Equipment - SUV	57,000
Maintenance: Vehicles and Equipment - Reach Fork Truck	100,000
Maintenance: Vehicles and Equipment - Grader	500,000
Maintenance: Water System Improvements - Phase 4 & 5 Generator	400,000
Subtotal: Maintenance	5,337,000



Environmental	
Environmental: Purchase of Mitigation Credits	130,000
Subtotal: Environmental	130,000
Industrial	
Industrial: Lot 2 CIP Improvements	500,000
Industrial: Parcel 7 Entitlement	375,000
Subtotal: Industrial	875,000
Recreation	
Recreation: Trail System - Segment 4	280,000
Subtotal: Recreation	280,000
Terminal	
Terminal: Bulk Mineral Facility - Flopgate	1,800,000
Terminal: Site Improvements: Parcel 3	100,000
Terminal: Site Improvements - T4 Tenant Improvements	800,000
Subtotal: Terminal	2,700,000
Terminal Rehabilitation and Improvement Program (TRIP)	
TRIP: Bank Stabilization, and Permitting - Terminal 4 Bank Stabilization	1,550,000
TRIP: Dock Improvements - Terminal 5 Berth 17	7,618,600
Subtotal: TRIP	9,168,600
T1 Waterfront	
Waterfront: Cascade Street Wall Construction	300,000
Waterfront: Renaissance Trail Phase 1	1,200,000
Waterfront: Design and Permitting for T1 Dock Replacement	500,000
Waterfront: Removal of Terminal 1 Building and Hotel	1,400,000
Waterfront: Ground Stabilization - Renaissance Trail Phase 2 - Design Verification	50,000
Subtotal: T1 Waterfront	3,450,000
Labor Capitalization	1,432,528
Total: Capital Projects	23,373,128
Grants and Other Contributions by Project	
Waterfront: Renaissance Trail Phase 1 - Grant - RTC	(485,000)
Waterfront: Renaissance Trail Phase 1 - Grant - WSDOT	(500,000)
Waterfront: Removal of Terminal 1 Building and Hotel - Grant - DOC	(980,000)
Maintenance - IT: Cybersecurity - Grant - FEMA	(30,000)
Recreation: Trail System - Segment 4 - Grant - RTC	(200,000)
Subtotal: Grants and Other Contributions	(2,195,000)
Total: Capital Projects - Net	21,178,128



Action Item E-2

Approve Public Works Contract Bid
21-33: Fender Pile Procurement



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Action taken under Resolution 2-2020:
Declaration of Local Emergency and
Delegation of Authority of Emergency
Powers



CEO Report I-2

Project Updates



Terminal 1 Site & Infrastructure

CONTRACTOR: JAMES W. FOWLER



- Project 70% complete
- Irrigation work in progress
- Electrical conduit installed
- Primary power installed



Terminal 1 Site & Infrastructure

CONTRACTOR: JAMES W. FOWLER



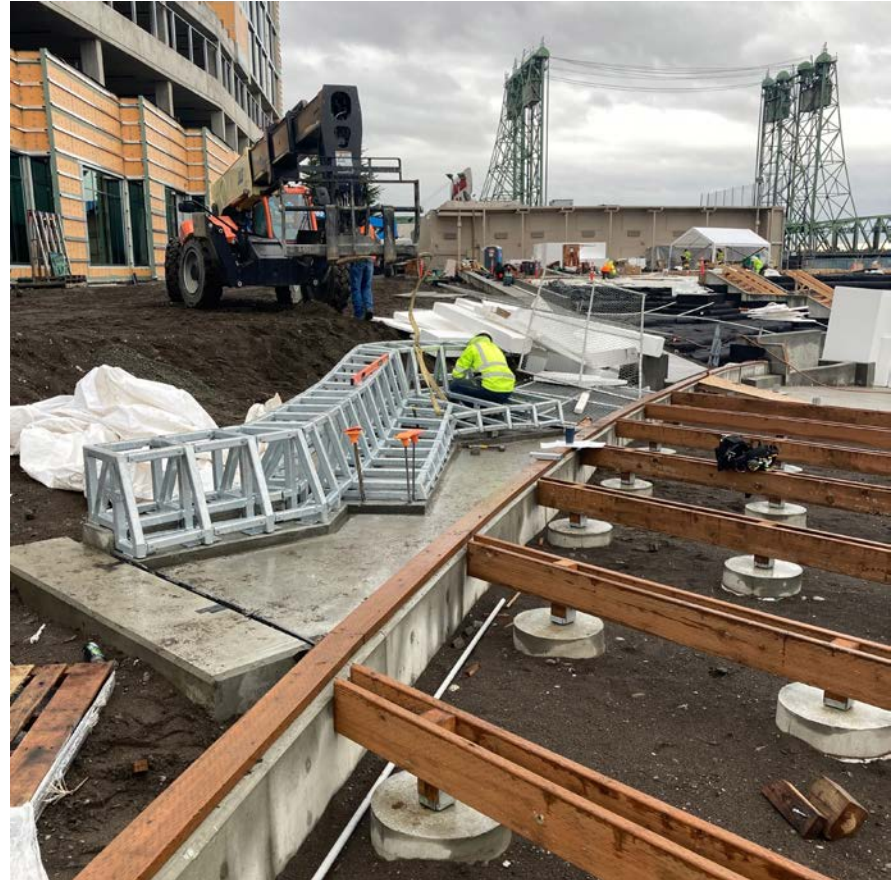
- Subdecking 35% complete
- Structural geofoam installed
- Concrete staircase 50% complete



Terminal 1 Site & Infrastructure

CONTRACTOR: JAMES W. FOWLER

- Seating area B, C
structural steel



AC Marriott (Not Port Contractor)

CONTRACTOR: ROBERTSON & OLSON

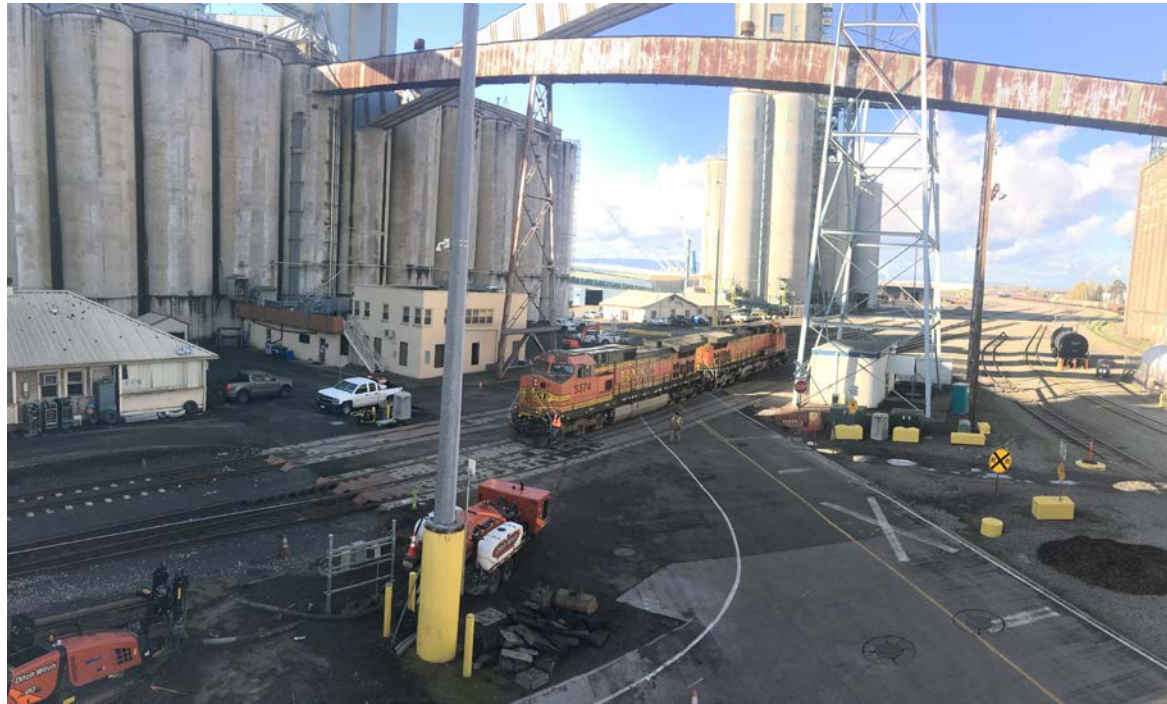


- Exterior windows
- Exterior insulation, siding
- Parking garage sealing
- Interior wiring, sheetrock



Terminal 2 Track Crossing

CONTRACTOR: MIDVALE SIGNAL



- Project 25% complete
- Installs 3 flashing light automatic gate rail signals
- Installed 1,500 feet of power
- Directional bore 45% complete



Terminal 2 Track Crossing

CONTRACTOR: MIDVALE SIGNAL

- Crews installing track sensors
- Installation of signal gate foundations



Terminal 3 2021 Paving Project

CONTRACTOR: LAKESIDE INDUSTRIES INC.

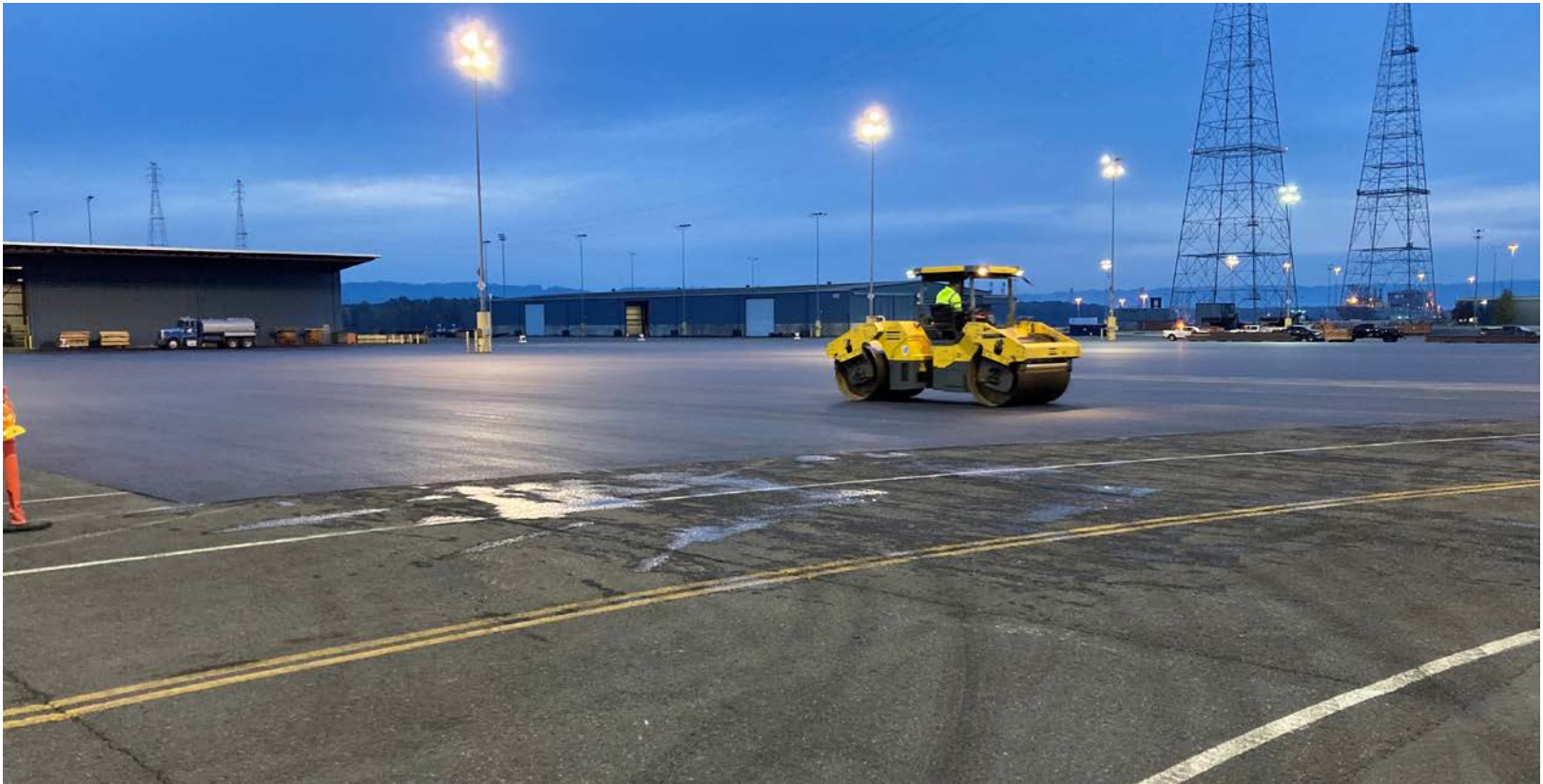


- 100% complete
- Project completed in two long days



Terminal 3 2021 Paving Project

CONTRACTOR: LAKESIDE INDUSTRIES INC.

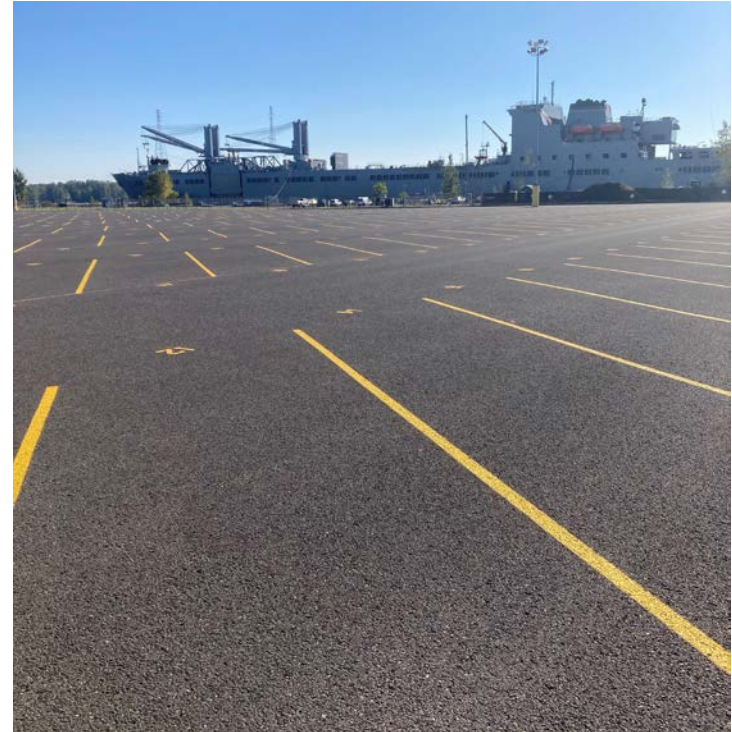


- Paved 3,260.92 tons in one shift



2021 Striping

CONTRACTOR: ALL STRIPES LLC



- 90% complete
- 12 of 15 areas restriped throughout POV



Parcel 153310-000 Asbestos Abatement

CONTRACTOR: PERFORMANCE ABATEMENT SERVICES



- Project 90% complete
- Farmhouse 100% abated



Parcel 153310-000 Asbestos Abatement

CONTRACTOR: PERFORMANCE ABATEMENT SERVICES



- Garage and stable 100% abated
- Bunk house 80% abated



BL2001 Painting & Siding Repair

CONTRACTOR: FIRST CASCADE CORPORATION



- Project 85% complete
- Finish painting trim and doors
- Complete replacement of small siding patch
- Installation of plywood to protect siding, paint hand railings



CEO Report



Commissioners Reports



Communicating with the Commission

- Share your thoughts during Open Forum, the public comment period for all regularly scheduled commission meetings.
- Email the commissioners at povcommissioners@portvanusa.com
- Speak to the commissioners by calling the port office at 360-693-3611 for specific contact information.
- Mail your comments to:
POV Board of Commissioners
3103 NW Lower River Road, Vancouver, WA 98660
- For more information, visit the port's website:
www.portvanusa.com



Port of Vancouver USA

3103 NW Lower River Road

Vancouver, WA 98660

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